



Mayor Michael B. Coleman

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

MASTER
2014

OFFICE USE ONLY

Application Number: 14320 - 00742

Date Received: 10/6/14

Commission/Civic: None

Existing Zoning: LC-4

Application Accepted by: D. Reiss

Fee: \$1,900.00

Comments: 12/16/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- ☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe Alter Existing monument sign to add four (4)
additional tenant panels (E F G + H) per drawing.
Code sections 3377.11 A, C + D

LOCATION

1. Certified Address Number and Street Name 2116 Hilliard Rome Road
City Columbus State OH Zip 43026
Parcel Number (only one required) 560-160646

APPLICANT

2. Name SIGNCOM INC
3. Address 527 West Rich Street City/State Columbus OH Zip 43215
4. Phone # 614-228-9999 Fax # 614-228-4326 Email me1@signcominc.com

PROPERTY OWNER(S)

2. Name HILLIARD STATION LLC
3. Address 445 HUTCHINSON AVE City/State COLUMBUS OH Zip 43235
4. Phone # 802-2900 Fax # St 800 Email Foluran@equity.net

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name N/A
9. Address N/A City/State Zip
10. Phone # Fax # Email

SIGNATURES

11. Applicant Signature Melroy L. Ward
12. Property Owner Signature
13. Attorney / Agent Signature



(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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AFFIDAVIT

(See next page for instructions)

14320-00742

2116 Hilliard-Rome Road

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

Being first duly cautioned and sworn (1) NAME MELODY WARD
of (1) MAILING ADDRESS 527 WEST RICH ST - COLUMBUS OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 2116 HILLIARD ROME ROAD
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) HILLIARD STATION LLC
443 HUTCHINSON AVE
COLUMBUS OH 43235

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

BRUCE SOMMERFELT
614-228-9999

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

all attached

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

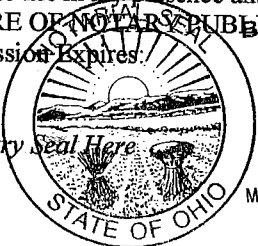
SIGNATURE OF NOTARY PUBLIC BRUCE R. GILMORE

My Commission Expires

NOTARY PUBLIC

STATE OF OHIO

Notary Seal Here



My Comm. Expires October 27, 2017

(8) Melody L. Ward
day of October, in the year 2014
(8) 10-27-17 Bruce R. Gilmore

STAPLES

label size 1 1/3" x 4" compatible with Avery®5162/8162
Étiquette de format 34 mm x 102 mm compatible avec Avery®5162/8162

APPLICANT

SIGNCOM, INC.
527 WEST RICH STREET
COLUMBUS, OH 43215

NAVAJO LTD
1101 MONROE STREET
TOLEDO, OH 43604

LARKSPUR APARTMENTS OF COLS LTD
590 WEST KENNEDY BLVD, 2ND FL
LAKEWOOD NJ 08701

FIRST SERVICE FEDERAL CREDIT UNION
100 S MAIN STREET
GROVEPORT, OH 43125

OWNER

HILLIARD STATION LLC
ATTN: RON LAYMAN
443 HUTCHINSON AVENUE, STE 800
COLUMBUS, OH 43235

HILLIARD STATION LLC
5253 NIKE STATION WAY
HILLIARD, OH 43026

ROOSTERS REAL ESTATE LLC
6140 DUBLIN ROAD
DUBLIN, OH 43017

COLUMBUS ROME-HILLIARD LLC
5900 SAWMILL ROAD
DUBLIN, OH 43017

STAPLES

label size 1 1/3" x 4" compatible with Avery®5162/8162
Étiquette de format 34 mm x 102 mm compatible avec Avery®51

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2116 Hilliard-Rome Road

Exhibit A

Graphics Commission Application

Statement of Hardship

Application # _____

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2116 Hilliard-Rome Road

Hilliard Station LLC 5253-5291 Nike Station Way, Hilliard, Ohio 43026

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

Since the inception of the Hilliard Station Shopping Center, commenced in 2005 and completed in 2006, 8 years of age, we have had a vacancy in a rear corner (pie shaped space) that businesses are unwilling to relocate due to the lack of visibility. This vacant space, which is also irregular in shape, has very limited frontage. It is very difficult to Lease/Rent due to these conditions.

Visibility of our Shopping Center is further hindered due to the out parcels – Advanced Auto – Key Bank & Sky Bank, blocking the view of the shopping center. Furthermore, these out parcels are located in close proximity of our shopping center hindering the view whereas other larger retail centers are located deeper in the lots or further off of Hilliard-Rome Road. Additionally, we do not have the large big box anchors that draw considerable traffic or attention to this shopping center as others do south of this location.

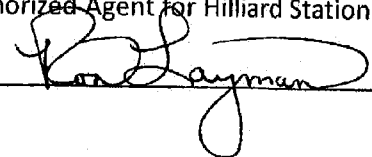
Scrambler Maries Restaurant has been a below average store and is considering moving at the end of their lease term, especially if they can't obtain signage on the Monument Sign on Hilliard Rome Road to increase their visibility.

Since the proposed new sign is in the same location and will only be four (4) additional feet of height to the now existing sign, we do not feel this is injurious to any neighboring properties.

In summary, to keep existing tenants in the retail center from relocating or moving out of Hilliard and to attract new businesses to fill the balance of this retail center we need additional sign panels.

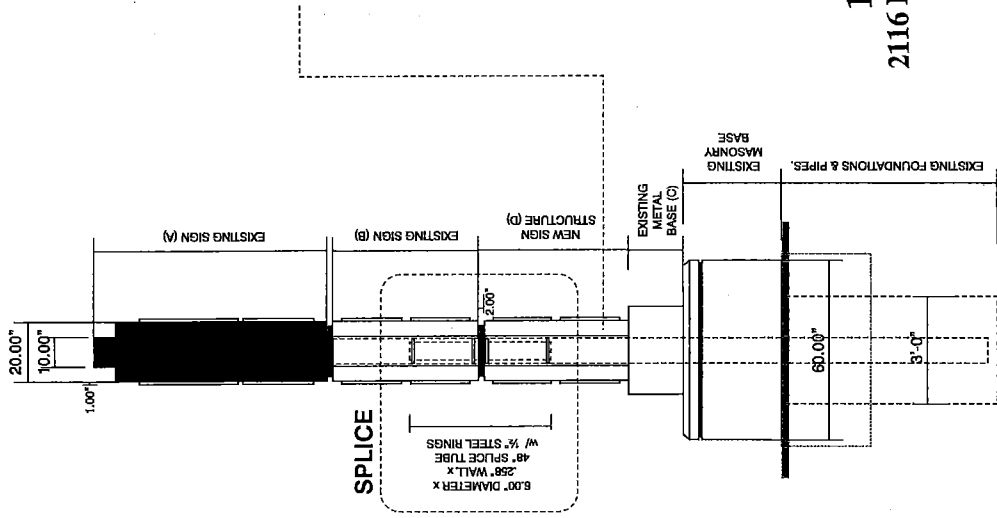
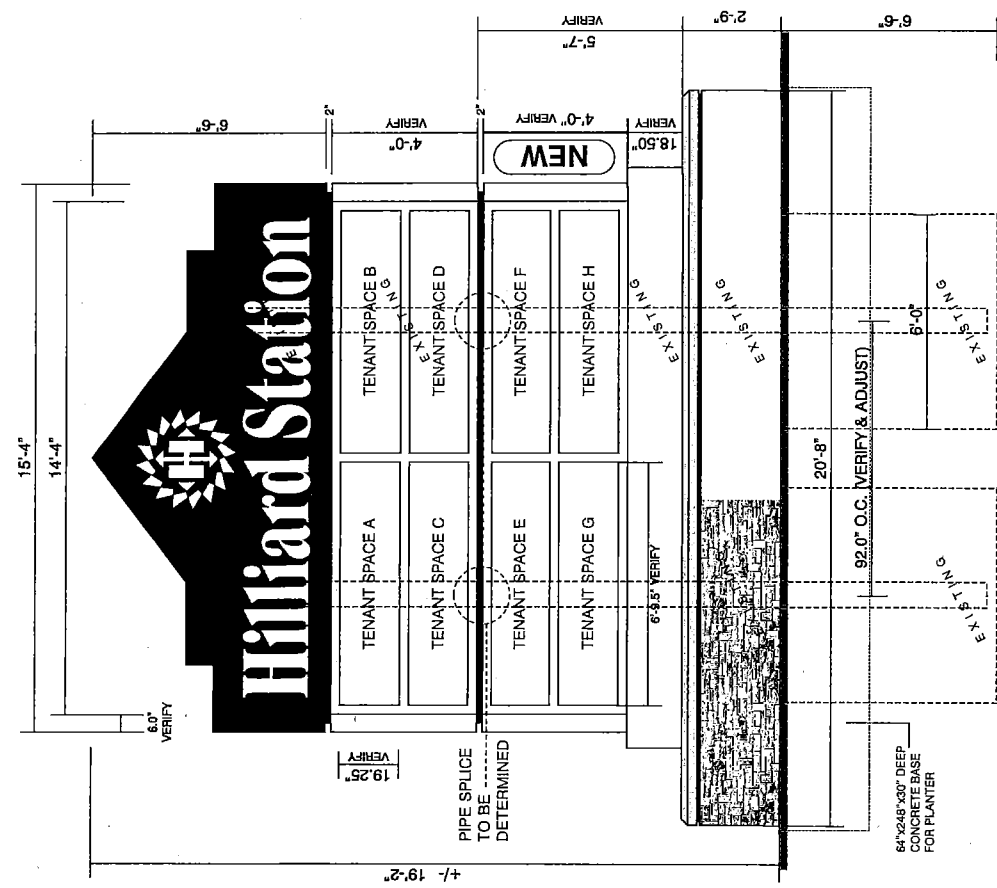
By: Equity Inc. as Authorized Agent for Hilliard Station LLC.

Signature of Applicant



Date

Sept. 26, 2014



Existing Sign, Modified & Reinstalled / Specifications:

- SECTION (A) = REMAINS UNCHANGED
- SECTION (B) = REMAINS UNCHANGED
- SECTION (C) = REMAINS UNCHANGED
- SECTION (D) = NEW SIGN FABRICATED IDENTICAL TO SIGN (B) / .090" ALUMINUM SIGN PANELING ASSEMBLED OVER WELDED ANGLE STEEL FRAMEWORK 20" DEEP RETURNS ~ FACES ARE .090" ALUMINUM PANS WITH 1" DEEP RETURNS & GRAPHICS ROUTED POUT & BACKED UP WITH 1.25 TRANSLUCENT ACRYLIC ~ TENANT FACES SECURED TO MAIN FACE FLANGED OPENINGS, WITH SCREWS DRIVEN THRU TENANT FACE RETURNS
- ILLUMINATION = INTERNAL 800MA FLUORESCENT LAMPS @ 12" OC BEHIND GRAPHIC AREAS
- INSTALLATION = NEW SIGN & PIPES SPICED INTO EXISTING PIPES, SEE DETAIL LOWER LEFT
- MASONRY BASE & PLANTING PROVIDED BY OTHERS

Colors

- NEW SIGN (D) = ALL COLORS TO EMULATED EXISTING SIGN SECTION (B)

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2116 Hilliard-Rome Road

page **A**

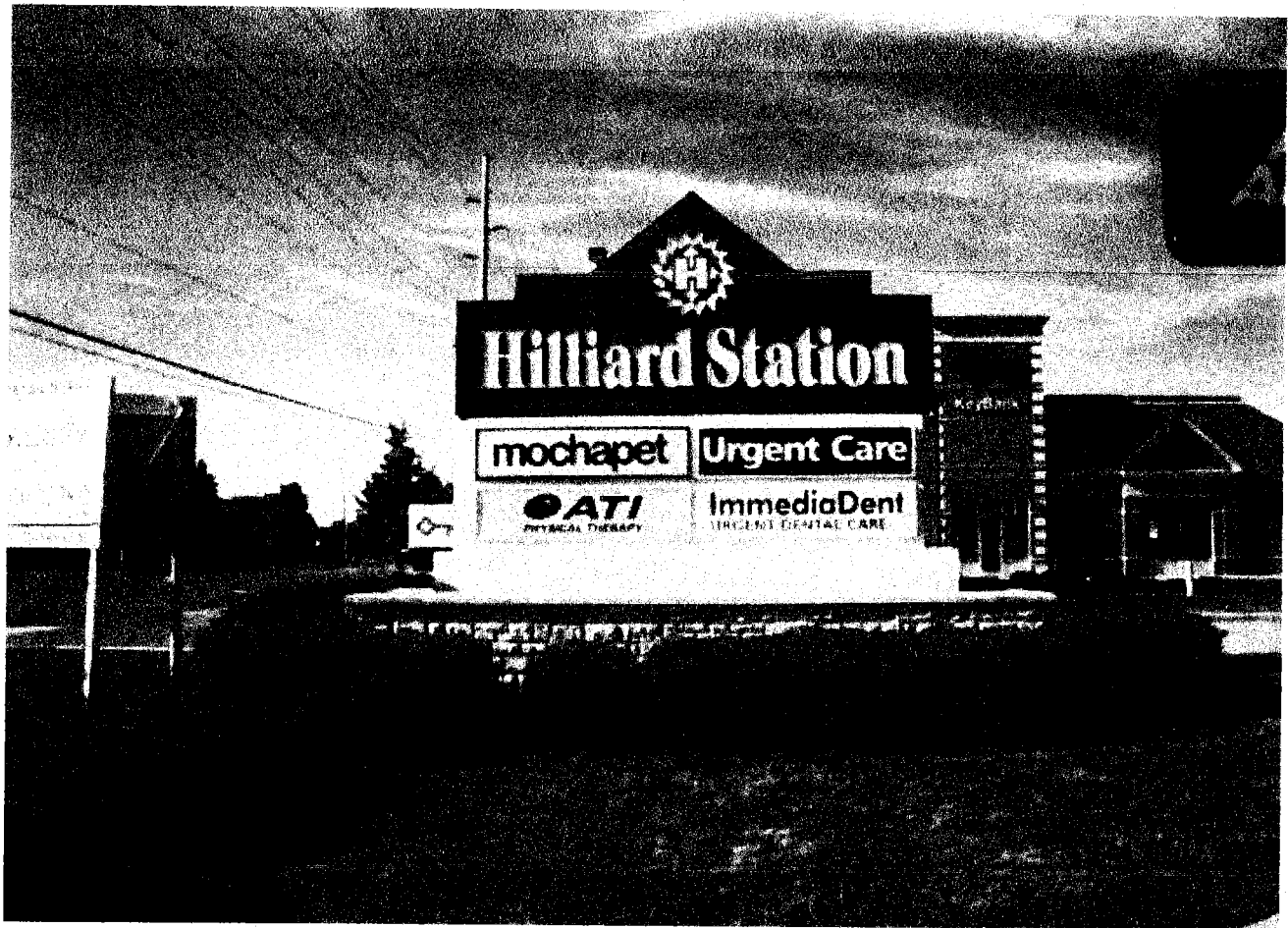
SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326



PROJECT NAME / HILLIARD STATION
 LOCATION COLUMBUS METRO
 CITY OHIO STATE OHIO

REVISION
 (#3) 9-19-2013

SALES BMS/JYH DATE 9-16-2013z
 DESIGN LEE SCALE 1/2" = 12"
 SIZE 14 PROJECT # 13-363



EXISTING

14320-00742
2116 Hilliard-Rome Road

14320-00742
2116 Hilliard-Rome Road



MAP(GIS)

Generated on 11/11/13 at 05:30:49 PM

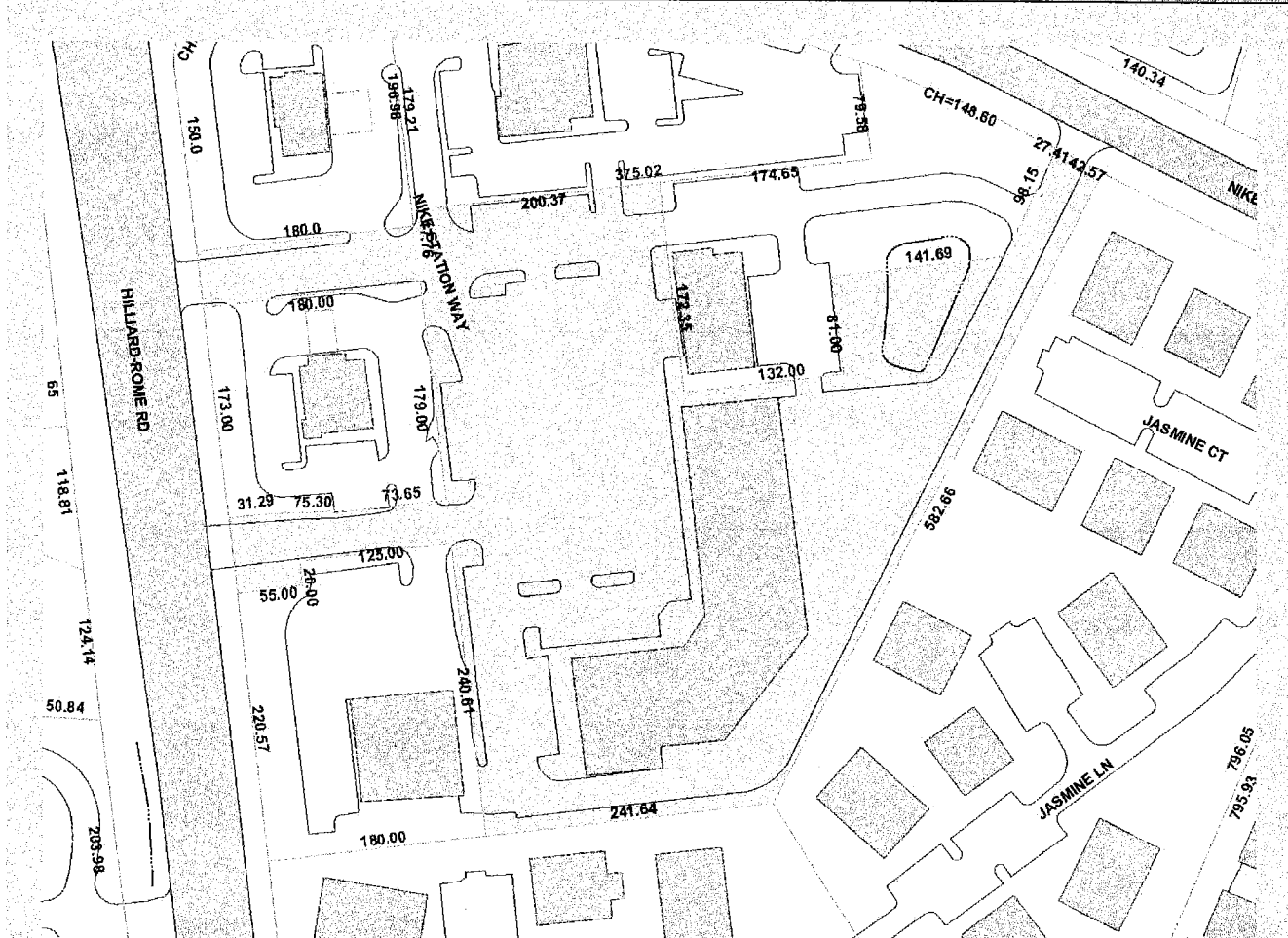
Parcel ID
560-160646-00

Map Routing No
560-N044K -013-00

Card No
1

Location
5253 -291 NIKE STATION WY

GIS



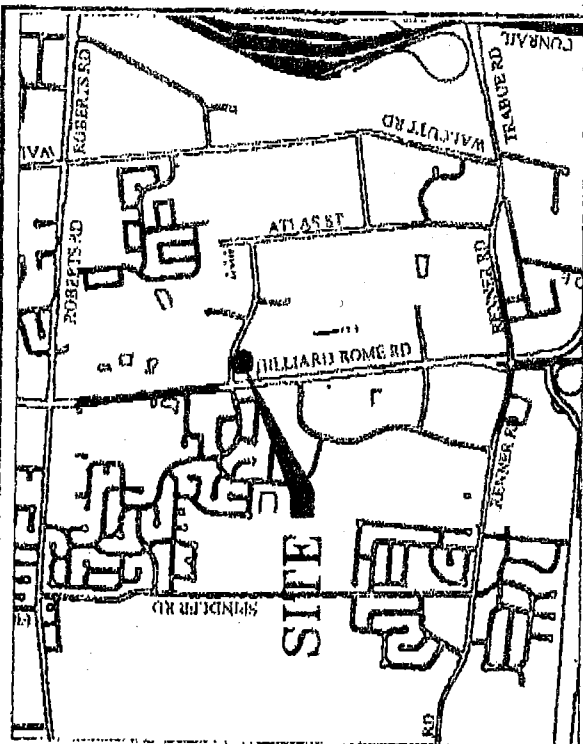
Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

14320-00742
2116 Hilliard-Rome Road

Printed by: ALPHABET CARMON Nov 14, 2005 12:26pm K:\Maproom\ADDRESS\05-001 (25D) HILLIARD STATION RETAIL SHC - LARKSPUR AP 1.dwg



CITY OF COLUMBUS, OHIO REFERENCE MAP LOCATION

OTHER MAP REFERENCES

CITY LAND USE MAP:	25-B
GIS FACET NUMBER: 178607250	

HOUSE NUMBERS SHOWN ON ATTACHED PLATE ARE CERTIFIED FOR SECURING OF BUILDING & UTILITY PERMITS

issued by *P.O. F. Lau* Date **8/24/05**



PATRICIA A. AUSTIN P.E., ADMINISTRATOR
TRANSPORTATION DIVISION
COLUMBUS, OHIO

ADDRESS FILE NUMBER - 05-001

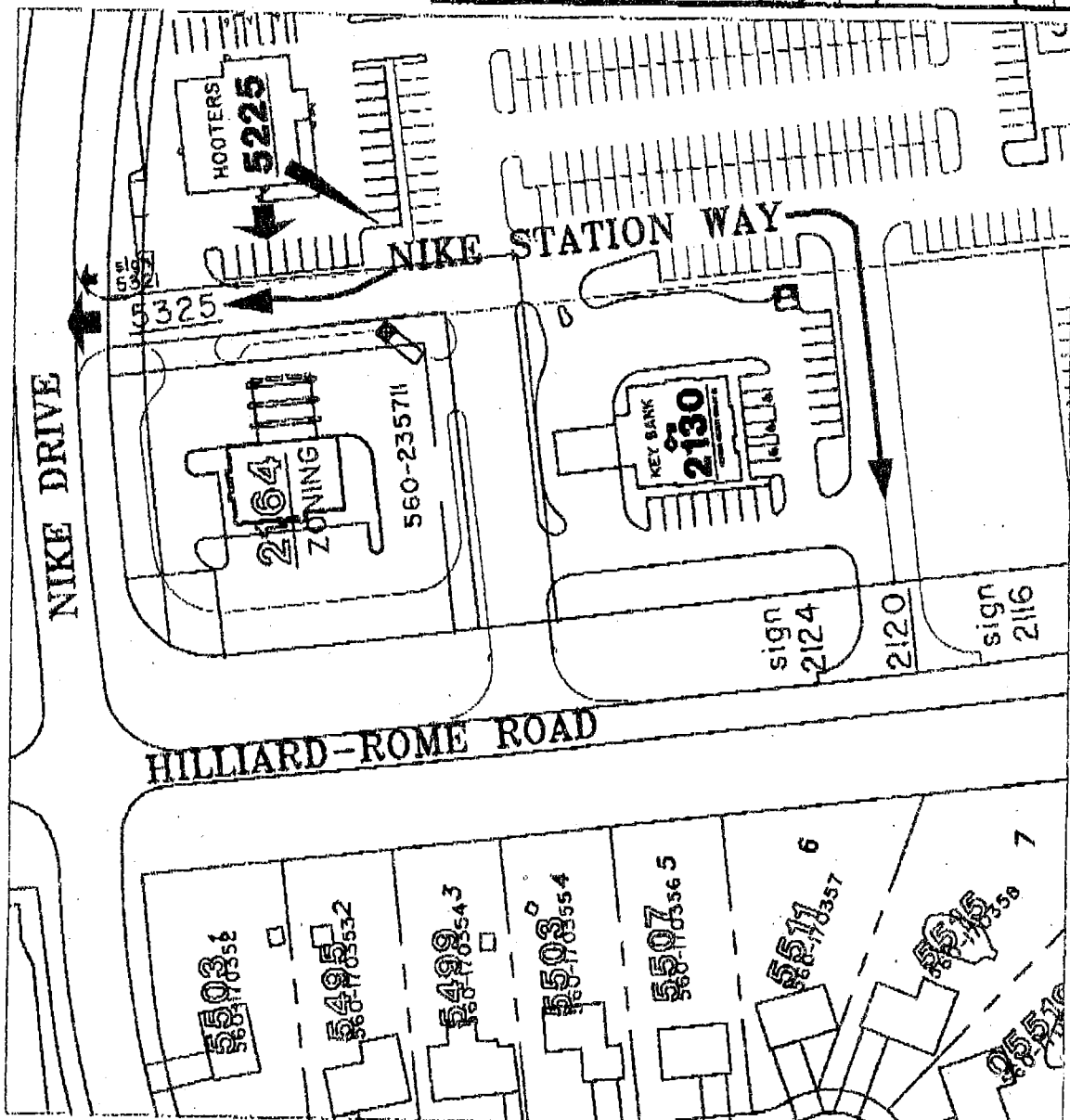
DEVELOPED BY: HILLIARD STATION

ENGINEERING CONSULTANT: SIGNCOM

SIGN
2116 HILLIARD-ROME ROAD

PARCEL ID	560-160646
SOUTH OF	ROBERTS ROAD

CITY OF COLUMBUS
ADDRESS PLAT





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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not

APPLICATION #

14320-00742

2116 Hilliard-Rome Road

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Harold W. August
Of (COMPLETE ADDRESS) 445 Hutchinson Ave Suite 800 Columbus OH 43235
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
HP PARTNERS	445 HUTCHINSON AVE, SUITE 800 COLUMBUS OH 43235
STEVE WATHEN	445 HUTCHINSON AVE, SUITE 800 COLUMBUS OH 43235
JOHN BROOKS	6599 DORCHESTER DR, WESTERVILLE OH 43082
PHIL BUEK	7313 INTERNATIONAL DR, HOLLAND OH 43528
SHAIN BUEK	7313 INTERNATIONAL DR, HOLLAND OH 43528

SIGNATURE OF AFFIANT

Harold W. August

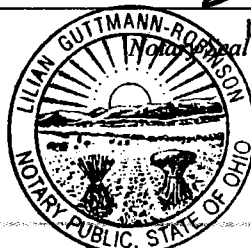
Subscribed to me in my presence and before me this 2 day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Lilian Guttmann-Robinson

My Commission Expires:

2-1-19



LILIAN GUTTMANN-ROBINSON
Notary Public Here

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
February 1, 2019